



To: Planning and Zoning Commissioners
From: Jennifer Brown –Director of Economic Development
Date: October 24, 2025
Re: Kettlestone Phase 5 Commercial Urban Renewal Plan
Attach: Proposed Kettlestone Phase 5 Commercial Urban Renewal Plan

Background

Under Iowa Code Chapter 403, before an Urban Renewal Plan can be approved by the City Council, it must be submitted to the Planning and Zoning Commission for review and recommendation regarding its conformity with the City’s Comprehensive Plan. This review ensures that the proposed plan supports the community’s long-term development and land use goals as outlined in the Imagine Waukeee 2040 Comprehensive Plan.

Statutory Requirement

Iowa Code Section 403.5(2) states that an Urban Renewal Plan must be reviewed by the City’s planning commission to confirm its conformity “with the general plan for the development of the municipality as a whole.” The Planning and Zoning Commission’s role is to determine whether the proposed plan aligns with the City’s overall planning objectives prior to City Council consideration.

Summary of the Kettlestone Phase 5 Commercial Urban Renewal Plan

The Kettlestone Phase 5 Commercial Urban Renewal Plan is designed to promote and support continued economic development within the Kettlestone corridor through the use of available urban renewal and economic development tools. The Plan’s objectives include expanding job opportunities, diversifying the local economy, strengthening the City’s tax base, and ensuring efficient land use supported by appropriate public infrastructure such as water, sanitary sewer, and roadway improvements.

The Plan encourages both commercial and industrial growth by providing incentives that make private investment feasible, foster an entrepreneurial environment, and enhance Waukeee’s overall business climate.

To achieve these objectives, the City may utilize the powers granted under Chapters 403 and 15A of the Code of Iowa, including the use of tax increment financing (TIF), development agreements, and other economic development incentives.

Eligible Urban Renewal Project

The primary project within the Phase 5 Area involves an amended Development Agreement with Caliber Land Company, Kettlestone Central, L.C., and the Iowa Youth Athletic



Foundation (IYAF). Under the amendment, the developers will complete the final phase of a sports and commercial complex that includes:

- Construction and operation of an athletic complex totaling approximately 102,000 square feet and 12 courts used for athletic competition, with an estimated investment of \$40 million.
- Development of an approximately 12,300-square-foot commercial building within the Phase 5 Area.

The City anticipates providing Economic Development Grants in the form of tax increment rebates generated by the commercial improvements, in an amount not to exceed \$55 million across all five phases. These grants are subject to annual appropriation and the detailed terms outlined in the Development Agreement.

The City expects to finance eligible projects primarily through tax increment revenues generated within the Urban Renewal Area. Other financing tools may include general obligation or tax increment revenue bonds. Total estimated costs for the projects described in the plan are approximately \$56 million, incurred over several years and subject to the City's constitutional debt limit.

Conformance with the Comprehensive Plan

The Phase 5 Plan supports key goals of the Imagine Waukee 2040 Comprehensive Plan by encouraging economic growth, supporting employment-generating development, and providing the infrastructure necessary to serve commercial and recreational uses in the Kettlestone district. The Plan helps advance Waukee's vision of fostering a diverse, sustainable economy while maintaining a high quality of life.

Recommendation

Staff recommends that the Planning and Zoning Commission find the Kettlestone Phase 5 Commercial Urban Renewal Plan in conformance with the Imagine Waukee 2040 Comprehensive Plan and forward that finding to the City Council for consideration.